

41st Ward Zoning Advisory Committee

April 5, 2023
6:30 PM

Olympia Park
6566 N. Avondale Ave.

MEETING CALLED BY	Frank Icuss
NOTE TAKER	Chris Vittorio
MEETING ADJOURNED	7:20 pm
COMMITTEE MEMBERS & ATTENDEES	Frank Icuss, Jim Hankin, John Kwasinski, Marc Pelini, Tony Chiavola, Dan Collins, Dave DiSanti

Meeting started with a motion to approve the minutes from March 8, 2023 by John, 2nd by Dave. Minutes approved

Project Representatives

Trevor Dotson – Homeowner

SUBJECT	6945 W. Farragut Avenue
	6945 W. Farragut Avenue – Requesting a change in zoning from RS-2 to RS-3 to construct a second story addition. FAR on current submitted plans exceed allowable FAR. Current zoning will only allow a total of 1875 SF. Plans call for 2100 SF.
QUESTIONS / CONCERNS	<p>John – What is being demolished? A – Second floor construction only. IS the alley paved? A – Yes.</p> <p>Frank – Are you changing the footprint? A – No. Is there a gang way between you and the house next door? A – Yes. Any issues with the neighbor? A – No.</p> <p>Marc – Is the existing home in compliance with setback? A – No. Are there any other lots like this size on your block or area? A – Do not know. Was the basement determined as not included in FAR? A – Yes.</p> <p>Tony – Is a variance an option? A – No. Max allowable FAR in RS-2 is 1875 SF. Only way to get 2100 SF is a change in zoning. Have you considered being creative with your architect? A – Yes.</p> <p>Community: Neighbor stated he and his neighbors are opposed. Neighbor net door believes the home would be too big for the lot. Worries about setting precedent.</p>

ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
Applicant is required to email additional requested info to the 41 st Zoning Advisory Committee		

- **Motion to adjourn by Dave second by Jim meeting adjourned at 7:20 PM.**